

PB# 86-23

**Mr. Sharp Cleaners
(Spec. Permit)**

65-2-13

Mr. Sharp Cleaners
SPECIAL PERMIT

SP 8042

Williamson Law Book Co., Rochester, N. Y. 14609

Multimatic Shop Star 500

Multimatic SOLO PLUS 65



TECHNICAL DATA

Basket

Capacity (maximum)
Volume
Diameter
Depth
Washer Speed
Extraction Speed

Tanks (volume)

Work Tank I
Work Tank II
Rinse Tank

Filter

Cartridges

Still

Volume

Machine Dimensions

Width
Depth
Height
Partially dismantled for
clearance, Depth x Height

Base Area

Width
Depth

Floor Load

Weight, without Solvent
Weight, with Solvent

Power Requirements, Steam Heated

Max. Operational Load

Supply Connections

Air Pressure

Size of Fitting

Steam: Pressure

Temperature, max.

Size of Fittings

Steam/Cond.

Water: Pressure

Size of Fittings

Inlet/Outlet

SHOP STAR 500

66 lbs.
18.6 cu. ft.
44 in.
21 in.
32 rpm
320 rpm

66 gals.
66 gals.
37 gals.

16

95 gals.

86.6 in.
64 in.
97 in.

51.2 in. x 90 in.

86.6 in.
48.0 in.

4,519 lbs.
6,570 lbs.

13.7 hp

70-80 p.s.i.
1/4 in.
55-65 p.s.i.
302°F.

3 in. x 1/2 in.
45-65 p.s.i.
1/2 in. / 1 in.

SOLO PLUS 65

66 lbs.
18.6 cu. ft.
44 in.
21 in.
32 rpm
320 rpm

66 gals.
66 gals.
37 gals.

16

95 gals.

86.6 in.
64 in.
97 in.

51.2 in. x 90 in.

86.6 in.
48.0 in.

3,616 lbs.
5,666 lbs.

7.4 hp

70-80 p.s.i.
1/4 in.
55-65 p.s.i.
302°F.

3 in. x 1/2 in.
45-65 p.s.i.
1/2 in. / 1 in.

STANDARD FEATURES SHOP STAR 500

- Refrigerated Heat Pump System.
- No exhausting. No venting into atmosphere.
- Meets or exceeds EPA requirements.
- Can use either perc or fluorocarbon. (VALCENE®)
- ITT Card Programmer with manual override.
- Stainless steel construction throughout.
- Outstanding perc mileage. 40,000 pounds or more per drum of perc.
- Choice of single, 2-bath or 3-bath system.
- Three tanks

OPTIONAL FEATURES, SHOP STAR 500

- Dosing Pump.
- Microprocessor.

STANDARD FEATURES SOLO PLUS 65

- ITT Card Programmer with manual override.
- Stainless steel construction throughout.
- Choice of single, 2-bath or 3-bath system.
- Three tanks.
- Oversized recovery section.
- Oversized coils.
- 16 Cartridge filter housing.
- All controls located in front for ease of operation.

Note: Both the Shop Star 500 and Solo Plus 65 have new, oversized large cleanout door on still for easy drying of cartridges.

Enclosures for the Shop Star 500 and Solo Plus 65 are available in your choice of stainless steel or attractive colors.

All specifications subject to change without notice.

RL10674

Multimatic CORPORATION

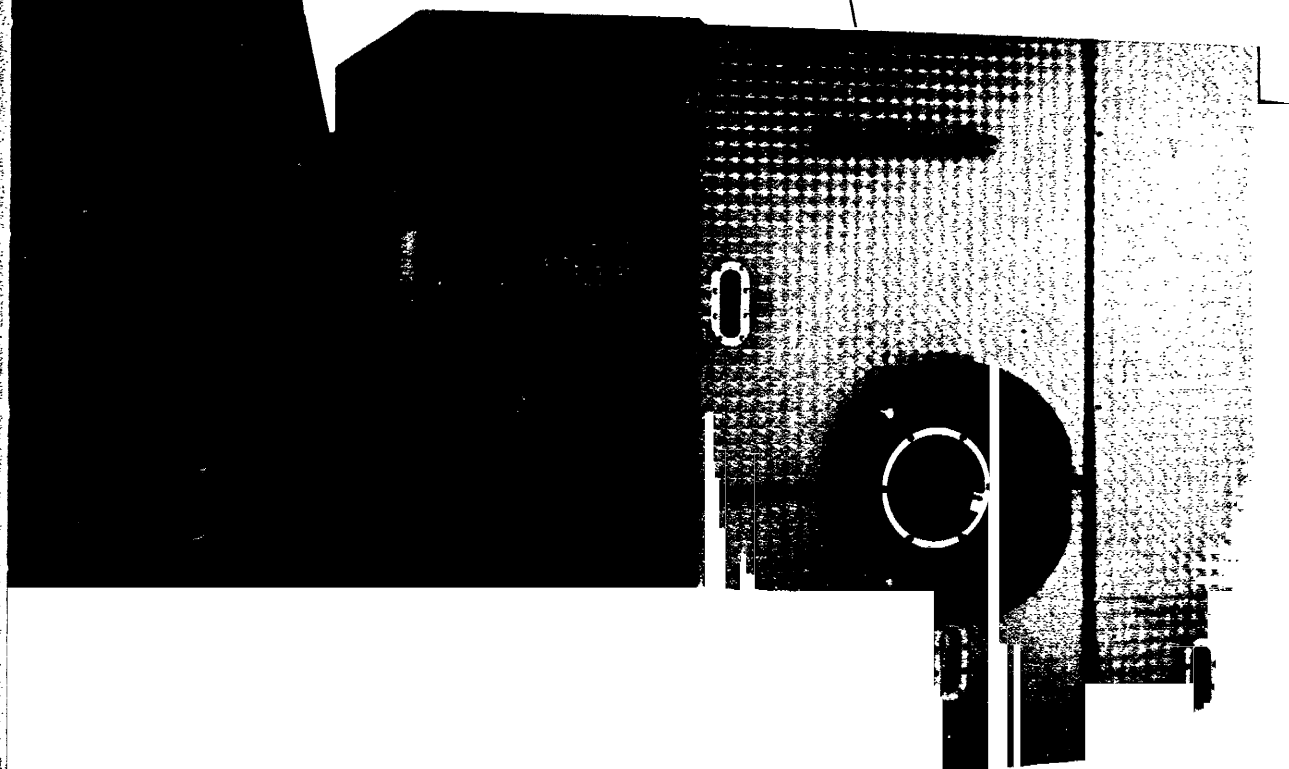
162 Veterans Drive, Northvale, N.J. 07647 / U.S.A. • Telephone (201) 767-9660 / Telex 135301

**Multimatic
Shop Star
500**

Refrigerated
Heat Pump System

**Multimatic
SOLO PLUS
65**

Fully Automatic
Dry-To-Dry





1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

March 31, 1986

RE: 65-2-13

Dear Mr. Sharp:

According to my records, the attached list of property owners within five hundred (500) feet of the above mentioned property.

The charge for this service is \$155.00. Please remit same to the Town Clerk, Town of New Windsor.

Very truly yours,

A handwritten signature in cursive script that reads "Christian E. Jahrling".

CHRISTIAN E. JAHRLING IAO
SOLE ASSESSOR
Town of New Windsor

139

13- no return
or
wrong mailing address.

139



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

- ✓ Purdy Frank D, Dwight Townsend
& James Husted
RD 2, Rt 94, Box 108
Newburgh NY 12550
- Nottingham Assoc.
✓ c/o The Howard Savings Bank
Mortgage Servicing Dept
200 S Orange Ave
Livingstone NJ 07039
- ✓ Tersillo Carol Sue Adams
70 Oak St
Walden NY 12586
- ✓ Kroposki Henry & Walter
PO Box 731
Monroe NY 10950
- Haynes Ave Realty Co
✓ c/o Foodmaker Inc
Jack #2304
PO Box 783
San Diego California 92112
- ✓ Rosenbaum Industries Inc
PO Box 428
Vails Gate NY 12584
- ✓ Vails Gate Fire Company Inc
Rt 94
New Windsor NY 12550
- ✓ BILA Partners
c/o William Rosenberg
176 Main St
Florida NY 10921
- ✓ Sun Refining & Marketing Co
ATT: R E Tax Dept, ten Penn Center
1801 Market Street
Philadelphia Pa 19103
- ✓ Emilio Panella
410 Bloomingrove Tpke
New Windsor NY 12550
- ✓ Musolino Frances
PO Box 206
Vails Gate NY 12584
- ✓ Graziano Jack V & Emilie M
317 Old Forge Hill Road
New Windsor NY 12550
- ✓ Stafford William F & Elizabeth A
58 Continental Dr
New Windsor NY 12550
- ✓ Sitler Michael R & Kathleen
60 Continental Dr
New Windsor NY 12550
- ✓ Kanninen William R M & Ann Marie G
62 Continental Dr
New Windsor NY 12550
- ✓ Crook Richard J & Jeannie M
64 Continental Dr
New Windsor NY 12550
- ✓ Marotta William Joseph & Genevieve
66 Continental Dr
New Windsor NY 12550
- ✓ Bakker Berend & Margaret
68 Continental Dr
New Windsor NY 12550
- ✓ Forge Hill Associates
c/o Tower Management
11 G Ivy Lane
Bergenfield NJ 07621
- ✓ Balmville Estates Inc
PO Box 4053
New Windsor NY 12550
- ✓ Bromberg William
298 Old Forge Hill Rd
New Windsor NY 12550
- ✓ Andriuolo Carmine
363 Windsor Highway
New Windsor NY 12550



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TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

- ✓ Hecht Eugene
363 Windsor Highway
New Windsor NY 12550
- ✓ Laborers Local 17
PO Box 356
Vails Gate NY 12584
- ✓ Cicchetti O Edward
8 Baltsas Lane
Newburgh NY 12550
- ✓ Vitola Reziero
12 Lancer Dr
Newburgh NY 12550
- ✓ Bankers Trust Hudson Valley N.A.
c/o Barclays Bank of NY N.A.
353 Windsor Highway
New Windsor NY 12550
- ✓ Simonson Ralph A & Rose J
72 Continental Dr
New Windsor NY 12550
- ✓ Spreer Edward F & Linda
74 Continental Dr
New Windsor NY 12550
- ✓ Toefer Christopher
76 Continental Dr
New Windsor NY 12550
- ✓ East Donald L & Nancie E
78 Continental Dr
New Windsor NY 12550
- ✓ Gilbert James M & Anita B
53 Continental Dr
New Windsor NY 12550
- Ⓢ Zapantis Costas & Anna
51 Continental Dr
New Windsor NY 12550



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TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

- ✓ Kelly Albert B & Myrene B
Valeria 24 Furnace Dock Rd
Peekskill NY 10566
- Fenton Thomas J
- ✓ 24 Kingswood Gardens
New Windsor NY 12550
- Salvaggio Anna
25 Kingswood Gardens
New Windsor NY 12550
- ✓ Di Pino Gennaro, Berean Laurine
20 Kingswood Gardens
New Windsor NY 12550
- ✓ McCracken William John
21 Kingswood Gardens
New Windsor NY 12550
- ✓ LoPresti Emil & Rose
18 Kingswood Gardens
New Windsor NY 12550
- ✓ Wolpe Judel & Miriam
19 Kingswood Gardens
New Windsor NY 12550
- ✓ Thompson Albert F
22 Kingswood Gardens
New Windsor NY 12550
- Maiorino Lillian
- ✓ 23 Kingswood Gardens
New Windsor NY 12550
- PAB Construction Corp
210 Fulton St
Farmingdale NY 11735



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TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

✓ Ruggerio Josephine
58 Kingswood Gardens
New Windsor NY 12550

✓ Strokirk Edward
59 Kingswood Gardens
New Windsor NY 12550

○ Messina Nancy
62 Kingswood Gardens
New Windsor NY 12550

✓ Negus George W & Edna F
63 Kingswood Gardens
New Windsor NY 12550

Salonsky Ethel
✓ 40 Kingswood Gardens
New Windsor NY 12550
Antonucci Camille & Welsh
✓ Roseanne
69 Harth Dr
New Windsor NY 12550

Kirson Joseph & Belle
✓ 36 Kingswood Gardens
New Windsor NY 12550

✓ Bauer Leonard R & Alice
3 Regimental Pl
New Windsor NY 12550

✓ Mc Keegan James J & Helen A
34 Kingswood Gardens
New Windsor NY 12550

Pirhala Roy T
✓ 35 Kingswood Gardens
New Windsor NY 12550

✓ Berean Laurine R & Bradley Mary E
47 Parade Pl
New Windsor NY 12550

✓ Levy Mannie & Diana
48 Kingswood Gardens
New Windsor NY 12550

Ibriq Laura
✓ Island Club, 770 S. Federal Hwy
Pompano Beach Florida Apt HPH 2
33062

✓ Solomon Iris
8 Warren Lane
Jericho NY 11753

✓ Smith Louise
42 Kingswood Gardens
New Windsor NY 12550

✓ Civitano Sr Frank J & Jean
43 Kingswood Gardens
New Windsor NY 12550

✓ Leonardi Angelo & Gerdi
46 Kingswood Gardens
New Windsor NY 12550

✓ Levine Abraham & Dorothy
47 Kingswood Gardens
New Windsor NY 12550

✓ Valenti Anthony A & Marie A
32 Kingswood Gardens
New Windsor NY 12550

✓ Pesavento Veronica A
33 Kingswood Gardens
New Windsor NY 12550

○ Magliano Alfred & Rosalie
28 Kingswood Gardens
New Windsor NY 12550

✓ Jesse Earl & Hazal V
29 Kingswood Gardens
New Windsor NY 12550

✓ Coviello Alex & Genevieve
500A Commons Way
Fishkill NY 12524

✓ Miller Donald & Zawada Elsa
30 Kingswood Gardens
New Windsor NY 12550



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

- | | |
|---|--|
| ✓ Cook Joseph J & Catherine
69 Kingswood Gardens
New Windsor NY 12550 | ✓ Lenahan Hugh H & Margaret N
56 Kingswood Gardens
New Windsor NY 12550 |
| ✓ Mancinelli Anthony & Carmella
66 Kingswood Gardens
New Windsor NY 12550 | ✓ Flint Rose L
57 Kingswood Gardens
New Windsor NY 12550 |
| ✓ Le Crann Alain & Leda C
67 Kingswood Gardens
New Windsor NY 12550 | ✓ DeCrosta Anthony & Gloria
52 Kingswood Gardens
New Windsor NY 12550 |
| ✓ MacFarland Jayne A
70 Kingswood Gardens
New Windsor NY 12550 | ✓ Gillespie Charlotte & Childress
Dolores
53 Kingswood Gardens
New Windsor NY 12550 |
| ✓ Ray Marie K
71 Kingswood Gardens
New Windsor NY 12550 | ✓ Finkelstein Sylvia
50 Kingswood Gardens
New Windsor NY 12550 |
| ✓ Karp Ronald A & Rochelle
58 Runnymede Rd
Berkely Hgts NJ 07922 | ✓ Cavalari Agnes
Box 276 Vails Gate NY 12584 |
| ✓ Conklin Jennie M
81 Kingswood Gardens
New Windsor NY 12550 | ○ Knapp Joyce
37 Roe Street
Newburgh NY 12550 |
| ✓ Ruscitti Aaron J & Patricia
224 Margo St
New Windsor NY 12550 | ✓ Schmid Robert M
13A Timber Ridge
Highland Mills NY 10930 |
| ✓ Davidson F Audrey
74 Kingswood Gardens
New Windsor NY 12550 | ✓ Konner Harry & Rose
64 Kingswood Gardens
New Windsor NY 12550 |
| ✓ Fasciano John & Jane
75 Kingswood Gardens
New Windsor NY 12550 | ✓ Whalen Ann L
65 Kingswood Gardens
New Windsor NY 12550 |
| ✓ Cummings Thomas
78 Kingswood Gardens
New Windsor NY 12550 | ✓ Newman Ruth
6 Kingswood Gardens
New Windsor NY 12550 |
| ✓ Barbieri Gerard & Agnes C
79 Kingswood Gardens
New Windsor NY 12550 | ✓ Duff Michael & Elizabeth
471 Wolf Hill Rd
Dix Hills NY 11746 |



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TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

✓ Cammarata Biagio & Grace
✓ 104 Kingswood Gardens
New Windsor NY 12550

✓ DiBitetto Thomas & Grace
✓ 105 Kingswood Gardens
New Windsor NY 12550

○ Clark James & Elizabeth
○ 101 Kingswood Gardens
New Windsor NY 12550

✓ De Crosta Liberato & Isabelle
✓ 98 Kingswood Gardens
New Windsor NY 12550

PAB Construction Corp
210 Fulton St
Farmingdale NY 11735

✓ Sotland Adele & Reisenberg Marion
✓ c/o A Sotland
17 Hearthstone Way
New Windsor NY 12550

✓ Germanine Italia
✓ 103 Kingswood Gardens
New Windsor NY 12550

✓ Benedict Clarence B & May F
✓ 88 Kingswood Gardens
New Windsor NY 12550

✓ Gambetta Ida & Rafanelli Marie
✓ 89 Kingswood Gardens
New Windsor NY 12550

✓ D'Angelo Thomas & Vincenza
✓ 82 Kingswood Gardens
New Windsor NY 12550

✓ Cavalari John & Frances
✓ c/o Cavalari John
Rt 94 RD2 Newburgh NY 12550

○ Smith Linda Sloat Susan
○ c/o Bessie Nelson
86 Kingswood Gardens
New Windsor NY 12550

✓ Keats Marguerite H
✓ 87 Kingswood Gardens
New Windsor NY 12550

✓ McLoughlin Michael & Margaret
✓ 96 Kingswood Gardens
New Windsor NY 12550

✓ Gerasi Peter S & Villano Florence
28 Baldwin Drive
Wappingers Falls NY 12590

○ Diaz Mary L
○ 92 Kingswood Gardens
New Windsor NY 12550

Swanson Karl Stuart
✓ 93 Kingswood Gardens
New Windsor NY 12550

Vaccaro Rosalie
✓ 90 Kingswood Gardens
New Windsor NY 12550

Chrinian Gerard
✓ 91 Kingswood Gardens
New Windsor NY 12550

Kelly Agnes
✓ 94 Kingswood Gardens
New Windsor NY 12550

✓ Lease Jr John J
63 Grand Street
Newburgh NY 12550

✓ St. John Jean M
✓ 72 Kingswood Gardens
New Windsor NY 12550

✓ Traub Lawrence & Rose
✓ 73 Kingswood Gardens
New Windsor NY 12550

✓ O'Dea William & Margaret
✓ 68 Kingswood Gardens
New Windsor NY 12550



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

Memo, F.S.

- | | |
|---|--|
| Meno Mercurio Fidelia
7 Kingswood Gardens
New Windsor NY 12550 | Wasilewski Nicholas & Rose
9 Kingswood Gardens
New Windsor NY 12550 |
| ✓ Fredericks Gladys
8 Kingswood Gardens
New Windsor NY 12550 | Mascitelli Alfred & Elizabeth
10 Kingswood Gardens
New Windsor NY 12550 |
| Cennamo Daniel & Virginia
✓ 3 Kingswood Gardens
New Windsor NY 12550 | Seleman Charles & Bernadine
14 Kingswood Gardens
New Windsor NY 12550 |
| Weiner Sylvia
○ 4 Kingswood Gardens
New Windsor NY 12550 | Smith William H
✓ 12 Culver Dr
New City NY 10956 |
| ✓ Conyea Minnie E
1 Kingswood Gardens
New Windsor NY 12550 | Manley Maureen A
✓ 112 Kingswood Gardens
New Windsor NY 12550 |
| Cardullo Frank
✓ 2 Dorothy Court
Farmingdale LI NY 11735 | ✓ Stauch Henry C & Helen
113 Kingswood Gardens
New Windsor NY 12550 |
| ✓ De Latorre George & Lorraine
5 Kingswood Gardens
New Windsor NY 12550 | ✓ Mullin Ambrose L
108 Kingswood Gardens
New Windsor NY 12550 |
| ✓ Newnan Thomas & Muriel
7 Kingswood Gardens
New Windsor NY 12550 | Honold Mary Lou & Carolyn G
○ 109 Kingswood Gardens
New Windsor NY 12550 |
| Lease Ray
○ 16 Kingswood Gardens
New Windsor NY 12550 | ✓ Pidhorodecky Olga
7767 Cloverfield Circle
Boca Raton Elorida 33433 |
| ✓ Swanson Kenneth G & Lillian M
17 Kingswood Gardens
New Windsor NY 12550 | ✓ Laubscher Margaret
107 Kingswood Gardens
New Windsor NY 12550 |
| 207 ✓ Carullo Frank
2 Dorothy Court
Farmingdale LI NY 11735 | ○ Zeiger Marie
110 Kingswood Gardens
New Windsor NY 12550 |
| ✓ Neumetzger Lothar & Beverly
29 Susan Dr
Newburgh NY 12550 | Braun Marie
✓ c/o K McDonald
PO Box 559
Walden NY 12586 |

TOWN OF NEW WINDSOR
PLANNING BOARD

APPLICATION FOR SPECIAL PERMIT

#SP 86-23

DATE: 3/27/86

I. Applicant Information:

- NEW Windsor Mall
- (a) (KARLANN S Hall Jr) 367 Windsor Hwy, New Windsor, N.Y. 12550 561-4132
(Name, address and phone# of Applicant) (Owner)
- (b) Mrs SHARP Cleaners 367 Windsor Hwy, New Windsor, N.Y. 12550 562-4951
(Name, address and phone# of purchaser or lessee)
- (c) N/A
(Name, address and phone# of attorney)
- (d) N/A
(Name, address and phone# of broker)

II. Describe proposed use in detail: DRY Cleaning Plant - To
The Public

III. Property Information:

- (a) C 367 Windsor Hwy, New Windsor N.Y. 65-2-13 2.89 Acres
(Zone) (Address) (S B L) (Lot size)
- (b) Is the proposed use in or adjacent to a Residential District? R-4 (To Area)
- (c) Is a pending sale or lease subject to Planning Board approval of this application? NO
- (d) When was property purchased by present owner? 1982
- (e) Has property been subdivided previously? NO When?
- (f) Has property been subject of special permit previously? NO . When?
- (g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? NO
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: NO

IV. Attach a proposed plan showing the size and Location of the Lot and Location of all buildings and proposed facilities, including access drives, parking areas and all Streets within 200 feet of the Lot.

Note: You will be scheduled for one or more preliminary reviews and then a public hearing on your application.

AFFIDAVIT

Date 3-27-86

STATE OF NEW YORK)

COUNTY OF ORANGE) SS.:

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/her information and belief. The applicant further understands and agrees that the Planning Board may require you to periodically renew a Special Permit and withhold renewal upon a determination that prescribed conditions have not been or are no longer complied with.

Sanford Sharp
(Applicant)

Sworn to before me this

27th day of March, 1986.

Shirley B. Hassenteufel
SHIRLEY B. HASSENTEUFEL
Notary Public of New York
No. 4764798
Qualified in Orange County
Commission Expires 30, 1987

PLANNING BOARD : TOWN OF NEW WINDSOR

In the Matter of the Application of

MR. SHARP CLEANERS

#86-23

DECISION TO
GRANT

SPECIAL PERMIT

WHEREAS, MR. SHARP CLEANERS, 367 Windsor Highway, New Windsor, New York, has made application for a special permit for the purposes of:

Locating a Dry Cleaner operation in a C zone;

WHEREAS, a public hearing was held on April 23, 1986 at the Town Hall, 555 Union Avenue, New Windsor, N.Y., and

WHEREAS, Sanford Sharp was present in behalf of his Dry Cleaner operation; and

WHEREAS, the application was unopposed; and

WHEREAS, the Planning Board of the Town of New Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence shows that applicant intends to locate a Dry Cleaning Establishment in a C zone.

WHEREAS, the Planning Board of the Town of New Windsor makes the following conclusions of law in this matter:

1. The proposal as presented will not endanger the safety, health, comfort and convenience of nearby residents and will not be hazardous to the health of nearby residents.

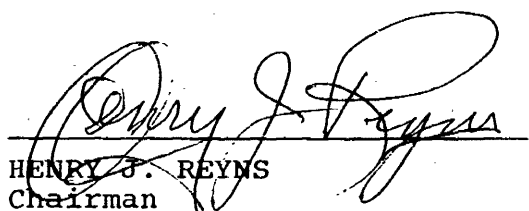
NOW, THEREFORE, BE IT

RESOLVED, that the Planning Board of the Town of New Windsor grants a spection permit as requested by the applicant in accordance with the sketch submitted at the public hearing.

BE IT FURTHER,

RESOLVED, that the Secretary of the Planning Board of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Zoning Board of Appeals, and the applicant.

Dated: May 14, 1986



HENRY J. REYNS
Chairman



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

April 24, 1986

Mr. Sanford Sharp
367 Windsor Highway
New Windsor, New York 12550

RE: APPLICATION FOR SPECIAL PERMIT #SP 86-23
PLANNING BOARD

Dear Mr. Sharp:

This is to confirm that a public hearing was held regarding the above-entitled application before the Planning Board. The Board voted to grant your request for a special permit at the April 23, 1986 meeting.

Formal decision will be drafted at a later date and acted upon by the Board. You will be receiving a copy by return mail.

Very truly yours,

SHIRLEY B. HASSDENTEUFEL
Secretary to Planning Board

/sh

cc: Town Building Inspector Babcock
Zoning Board of Appeals

PUBLIC NOTICE OF HEARING BEFORE
PLANNING BOARD
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Planning Board
of the TOWN OF NEW WINDSOR, New York will hold a
Public Hearing pursuant to Section 48-34A of the
Zoning Local Law on the following proposition:

Appeal No. SP-86-23

Request of Sanford Sharp/ (New Windsor Mall-Frederick
Kass Jr.)
for a SPECIAL PERMIT of
the regulations of the Zoning Ordinance
to permit Dry Cleaning Establishment

being a SPECIAL PERMIT of
Section 48-9 Table Use - Bulk Regulations Column B
for property situated as follows:

367 Windsor Highway

SAID HEARING will take place on the 23rd day of
April, 1986, at the New Windsor Town Hall,
555 Union Avenue, New Windsor, New York beginning
at 7:30 o'clock P.M.

HENRY J. REYNS
Chairman



**McGOEY and HAUSER
CONSULTING ENGINEERS**

45 QUASSACK AV. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856 5600

Licensed in
New York
New Jersey
Pennsylvania

30 July 1984

Orange County Department of
Planning and Development
124 Main Street
Goshen, New York 10924

ATTENTION: MR. PETER GARRISON, COMMISSIONER

SUBJECT: APPLICATION OF FREDERICK J. KASS, JR.;
NEW YORK STATE ROUTE 32 AND FORGE HILL ROAD -
YOUR FILE NO. NWT 5-84M

Dear Mr. Garrison:

We are in receipt of a letter addressed to the Town of New Windsor Zoning Board of Appeals dated 11 June 1984, in which you made several comments on the subject Preliminary Site Plan.

We offer the following comments in reply to your questions regarding this site plan:

1. The existing warehouse now occupying sites numbered 9 - 12 is to be converted on the lower level into retail commercial outlets. Even though the existing concrete masonry unit structure is greater than a single story in elevation, it is not proposed at this time to utilize the additional area between the proposed ceilings of the retail outlet and the roof of the existing structure. It is, therefore, the intention of Mr. Kass that this area no longer be utilized as warehouse space.

Regarding the need for 23 parking spaces as shown on the Site Plan, we offer that these parking spaces are to be utilized for patrons of the commercial establishments proposed for the area along Forge Hill Road.

2. Regarding space labeled #7 on the plan, we offer that this is a conceptual layout of a proposed commercial structure. It is possible that this space will be combined with part of space #4 or 3 should the proposed leasor of this space require additional area.

30 July 1984

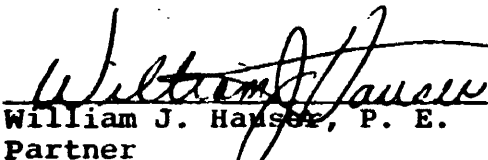
3. Regarding the replacement of the existing warehouse shown, the variance for the construction of the new warehouse has been granted by the Town of New Windsor Zoning Board of Appeals. The new warehouse is proposed to store merchandise for the Action Audio establishment now utilizing the existing building along Forge Hill Road for warehouse space.
4. According to Mr. Kass, the owner of the subject property, deliveries and vehicular activity to the proposed warehouse area should not generate intolerable congestion within the site since deliveries and truck activity can be scheduled during off peak hours for use of this site.
5. As can be noted on this plan, the proposed office originally, shown on this site plan has been deleted as of Revision 4 - 14 June 1984 since the variance for the construction of this warehouse was denied by the Zoning Board of Appeals.

Please note that copies of this plan have been forwarded to the New York State Department of Transportation for their review and comment.

Please advise if you have additional questions or comments regarding this plan.

Very truly yours,

McGOEY and HAUSER


William J. Hauser, P. E.
Partner

WJHrjE

cc: Frederick J. Kass, Jr.

Encl. Site Plan - Rev. 14 June 84



Louis Heimbech
County Executive

RECEIVED
TOWN OF NEW WINDSOR

JUN 15 1984

Patricia Nelson

Department of Planning
& Development

124 Main Street
Goshen, New York 10924
(914) 294-5151

Peter Garrison, Commissioner
Richard S. DeTurk, Deputy Commissioner
Paul Costanzo, Director of Community Development

June 11, 1984

Mr. Daniel P. Konkol, Chairman
Town of New Windsor Zoning Board of Appeals
555 Union Avenue
New Windsor, New York 12550

Re: Application of Frederick J. Kass, Jr.
for Use & Area Variances - NYS Rte.32
and Forge Hill Road
Our File # NWT 5-84M - Your File # 84-6

Dear Mr. Konkol:

The above referenced application has been referred to us for consideration pursuant to Article 12-B, Section 239, Paragraphs L and M of the General Municipal Law of the State of New York.

The principal inter-agency issue requiring resolution is the flow of traffic onto and off the site and the collection, transmission and dispersal of storm water in a controlled manner. If you have not already done so you should forward a copy of the site plan to Donald Fullam, Resident Engineer, Residency No. 84, Eastern Orange County, N.Y.S.D.O.T., 112 Dickson Street, Newburgh, New York 12550. He can advise you on the soundness of this proposal with respect to the above.

My initial reaction is mixed. I am favorably disposed to modifying the zoning of this area. The Zone "C"/Zone "R-4" boundary is arbitrary and without basis. Rather it should be based on hard information e.g. topography, lot configurations and the capability of the land with respect the use or uses for which it is best suited. On the other hand, I am concerned that there is too much proposed for the site. Maybe the answers to the following questions will help:

1. The existing warehouse to be converted is numeral 7-11. What is projected to be stored? Why the need for 23 parking spaces?

2. What is to become with the triangular space between unit 6 and unit 7? Why not combine with unit 7?

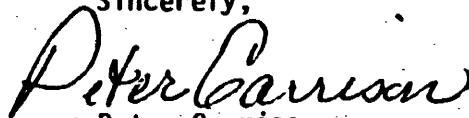
3. The existing warehouse to be demolished is a "lean-to" type structure built against the property line. It's replacement will also be built against the property line. Is this the five foot variance request? What is projected to be stored?

4. Is the intention to separate warehouse traffic from all other traffic? If so, it can only be done by staggering the hours of operation of the various uses. If, as it appears on the site plan, the intent is to try and accommodate to the traffic mix as it happens it may lead to internal congestion.

5. The office building can be an effective transitional use between residential and retail commercial. What will be the occupancy mix and how does it square with the number of offstreet parking spaces provided? Why not complete the integration of the project by extending the landscape areas to the rear of the building?

I am taking no action on the application pending joint (State, County, Town) review of this application in consultation with the applicant.

Sincerely,



Peter Garrison
Commissioner of Planning
and Development

PG:NAD

cc: Donald Fullam
N.Y.S.D.O.T. Resident Engineer



Permit Fee \$ 20.00
 Ins. Fee \$ 2.50
 Total Received \$ 22.50
 Check or M.O. No. 830
 Liability Insurance

Policy No. INA MECD 8180155 Expiring _____

Disability Benefit Coverage

Policy No. CNA 2N94362A7AA - Continuous

Permittee Frederick J. Kass, Jr.
 Address 367 Windsor Highway
 City New Windsor, State NY Zip 12550

Mailing Address for Return of Bond or Deposit
 (Complete only if different from above.)

Name _____
 Address _____
 City _____ State _____ Zip _____

Name _____
 Address _____
 City _____ State _____ Zip _____

Under the provisions of the Highway Law or Vehicle & Traffic Law permission is hereby granted to the permittee to road entrance
per attached plan. "To include the signs for one-way driveway operation and No Left Turn
prohibition as shown in Red on the attached site plan."

_____ in the county of
Orange as set forth and represented in the attached application; at the particular location or area, or
 over the routes as stated therein, if required; and pursuant to the conditions and regulations, whether general or special, and methods
 of performing work, if any; all of which are set forth in the application and form part of this permit.

Dated at POK, _____, N.Y.
 Date Signed October 28, 1985

Commissioner of Transportation

By M.J. Mignogna
M.J. MIGNOGNA

IMPORTANT

THIS PERMIT, WITH APPLICATION AND DRAWING (OR COPIES THEREOF) ATTACHED,
 SHALL BE PLACED IN THE HANDS OF THE CONTRACTOR BEFORE ANY WORK IS STARTED.

NOTICE - It is absolutely necessary that the permittee notify D. Fullam
 _____, Resident Engineer, whose address is 112 Dickson Street, Newburgh, NY 12550
 Tel. No. 562-4020 before work is started and upon its completion.

The issuing authority reserves the right to suspend or revoke this permit, at its discretion without a hearing or the necessity of showing cause, either
 before or during the operations authorized.

The Permittee will cause an approved copy of the application to be and remain attached hereto until all work under the permit is satisfactorily com-
 pleted, in accordance with the terms of the attached application.

(SEE OTHER SIDE)

SH No. 9033

Est. Compl. Date 9/26/86

Permit No. 885-0832

Deposit Rec. for \$ 4,000.00

Check or M.O. No. 00815039

Dated 9/26/85

or

\$ _____

Chargeable to Bond No. _____

or Undertaking on File

Workmen's Compensation

Policy No. 6946982

Return of Deposit Made Payable To:
 (Complete Only if Different From Permittee)

STATE OF NEW YORK - DEPARTMENT OF TRANSPORTATION
 HIGHWAY WORK PERMIT APPLICATION FOR NON-UTILITY

Application is hereby made for a highway work permit

 Frederick J. Kass, Jr.
 367 Windsor Highway
 New Windsor, NY 12550

 ENTER NAME AND
 MAILING ADDRESS
 IN THIS SPACE

REC'D	SEP 30 1985
DOT	SEP 30 1985
CONST.	
DESIGN	
BOPT. MGT.	
HWY. MAINT.	

1. Requested duration from 26 Sept 19 85 thru 26 Sept 19 86 to apply to the operation(s) checked below:
2. Protective Liability Insurance covered by Policy No. INA; MFCD8180155; expires on 1 August 19 86
3. Workmen's Compensation Insurance Policy No. 6946982 expiring Continuous
4. Disability Benefits Coverage Policy No. CNA; 2N94362A7AA - Continuous

Check Type of Operation	Permit Fee	Show Ins. Fee in Amt. or PERM-17 pr Under-taking on file	Total Amount of Fee and/or Insurance	Guarantee Deposit Amount and/or Bond
<input type="checkbox"/> 4. Single job - Permit issued for each job				
<input type="checkbox"/> a. Driveway or roadway				
<input type="checkbox"/> Private	NC			
<input type="checkbox"/> Commercial	\$100			
<input type="checkbox"/> Subdivision Street	\$200			
<input type="checkbox"/> Temporary access road or street	\$ 20			
<input checked="" type="checkbox"/> b. Improvement				
<input type="checkbox"/> Private	NC			
<input checked="" type="checkbox"/> Commercial	\$ 20			
Check additional description below:				
<input checked="" type="checkbox"/> Install sidewalk, curb, paving, stabilized shoulder, drainage, etc.	20	2.50	22.50	4,000.00 Certified Check or Bond
<input type="checkbox"/> Grade, seed, improve land contour, clear land of brush, etc.				
<input type="checkbox"/> Resurface existing roadway or driveway				
<input type="checkbox"/> Miscellaneous				
<input type="checkbox"/> c. Tree Work				
<input type="checkbox"/> Private	NC			
<input type="checkbox"/> Commercial (not required for pruning if utility has annual maintenance permit)	\$ 20			
Check additional description below:				
<input type="checkbox"/> Removal or planting				
<input type="checkbox"/> Pruning, applying chemicals to stumps, etc.				
<input type="checkbox"/> d. Miscellaneous Construction				
<input type="checkbox"/> Beautifying ROW -(for Civic Groups only)	NC			
<input type="checkbox"/> Temporary signs, banners, Christmas decorations	\$ 20			
<input type="checkbox"/> Traffic control signals	\$200			
<input type="checkbox"/> Warning and entrance signs	\$ 20			
<input type="checkbox"/> Miscellaneous				
<input type="checkbox"/> 5. One permit issuance which remains in effect indefinitely and requires continuous insurance for encroachments caused by DoT acquisition of property.	\$ 20			
<input type="checkbox"/> 6. Compulsory permit required when work performed at the request of Department.				
<input type="checkbox"/> a. Buildings (within State highway right-of-way) on State lands when not covered by contract specifications of the Department -				
<input type="checkbox"/> Demolition <input type="checkbox"/> Moving	NC			
<input type="checkbox"/> b. Improvement to meet Department standards	NC			

TOTAL PAID \$22.50

Work may be described briefly as follows:

Road entrance per plan attached

☐ Additional work description is attached; ☐ Plans _____ pages and/or ☒ Map is filed showing work to be performed at:

LOCATION (☐ on ☐ ☒ along ☐ across _____ State Highway No. 9033 between station 111.9
and station _____ in the Town of New Windsor County of Orange
known as Route 32

Acceptance of the requested permit subjects the permittee to the restrictions, regulations and obligations stated on this application and on the permit.

Applicant Signature [Signature] Date of Application 26 Sept 1985

Approval recommended 9/26 19 85 By Resident Engineer [Signature] Region No. 8-4

Approved [Signature] 25 19 85 By Regional Traffic Engineer [Signature]

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 14 March 1986
SUBJECT: Mr. Sharp Cleaners

I received a telephone call from Mr. Sandy Sharp, with reference to the products used in his dry cleaning plant, and had a meeting with Mr. Sharp this date.

The type of dry cleaning plant Mr. Sharp is proposing, is a Type IV Drycleaning Plant, employing Class IV solvents. One (1) item is a Class II solvent and he may store up to ten (10) gallons of this product which is used for spotting operations.

Mr. Sharp's drycleaning plant will comply with the requirements of N.F.P.A. 32-1979 and Title 9 - New York Code of Rules and Regulations.

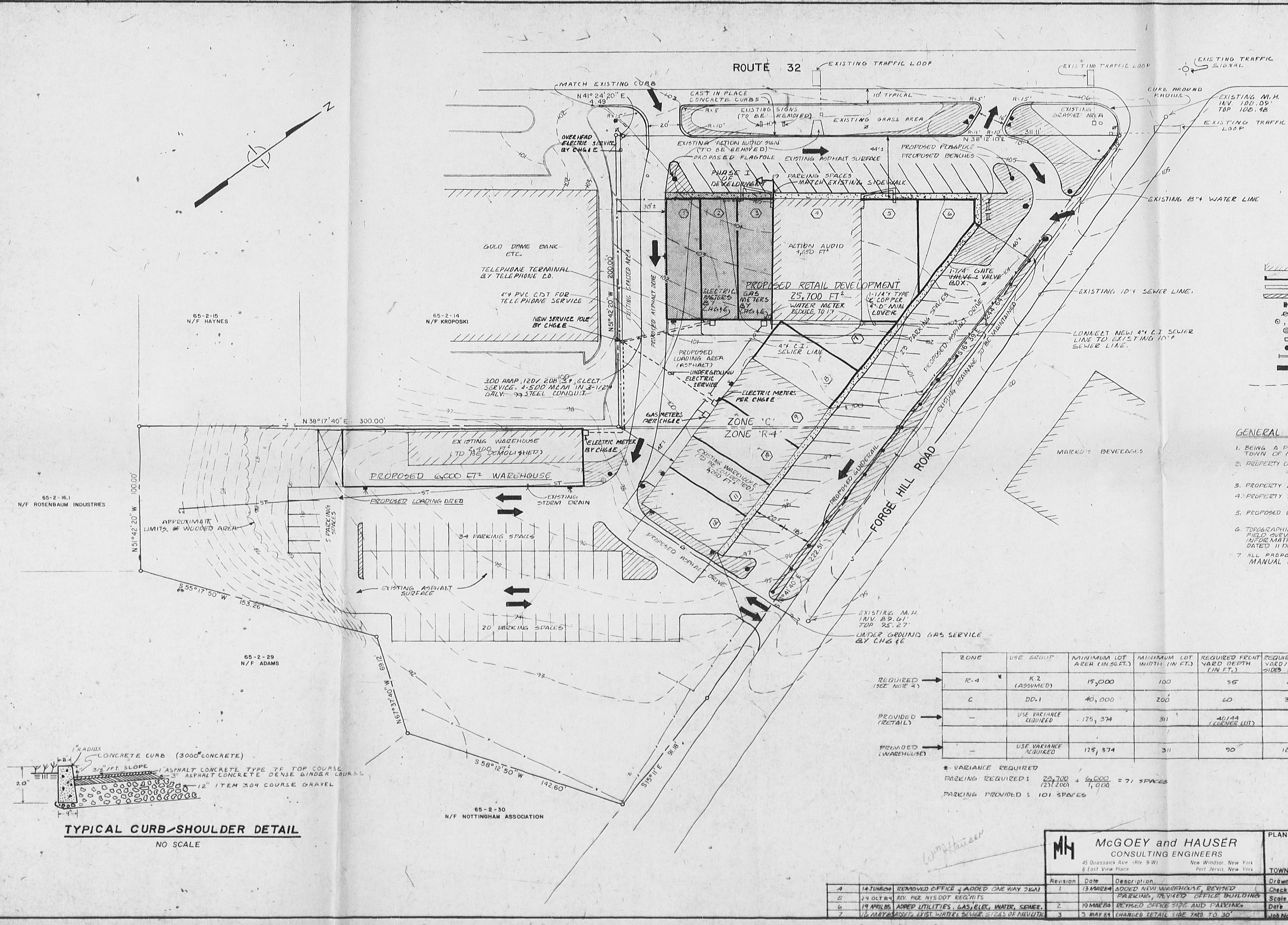
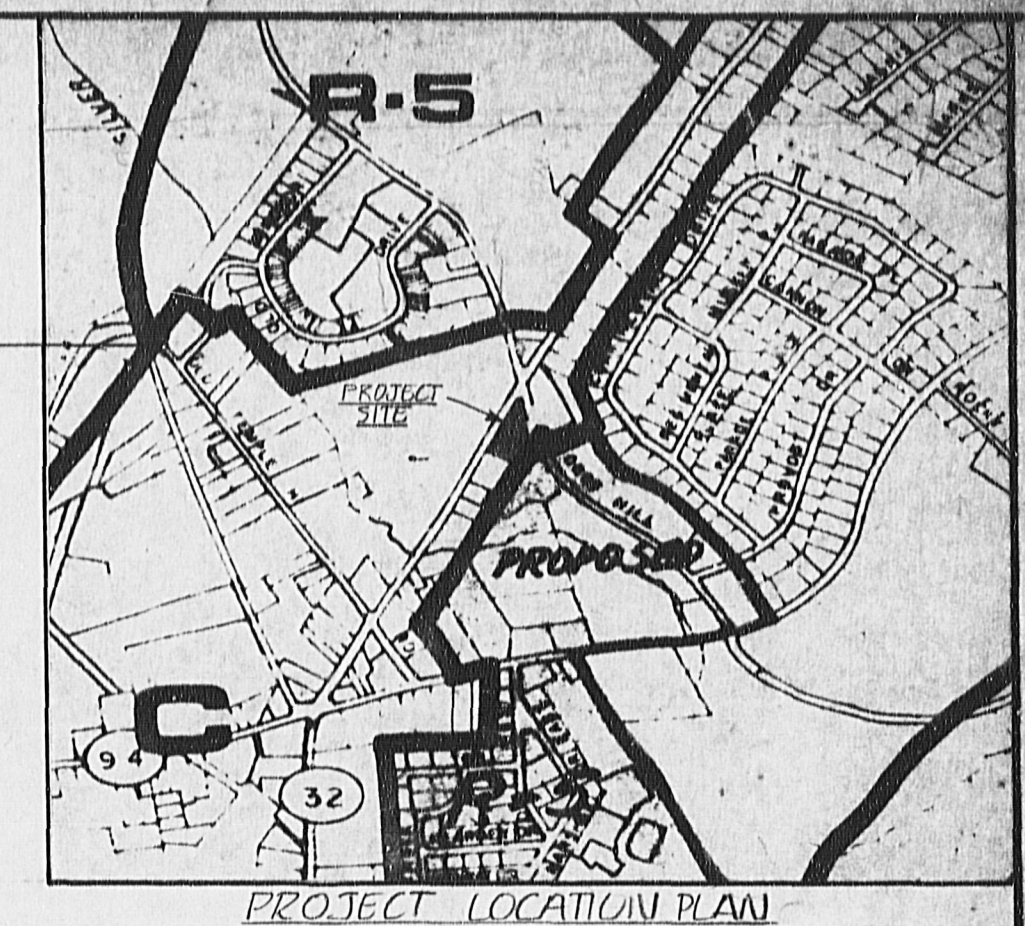
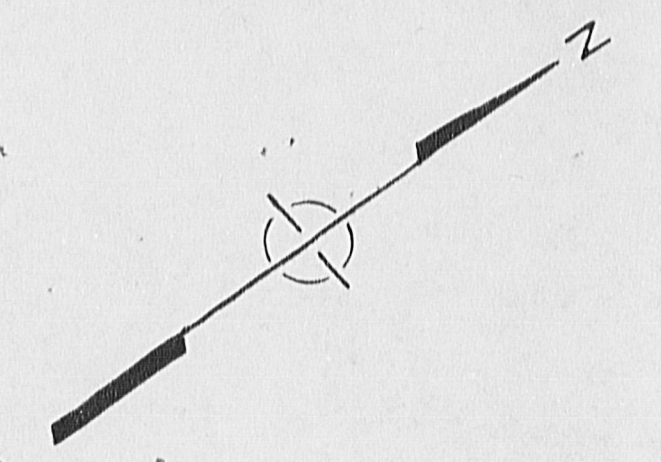
Thank you for your time.

Respectfully,



Robert F. Rodgers

cc: Town Building Inspector
Mr. Sandy Sharp

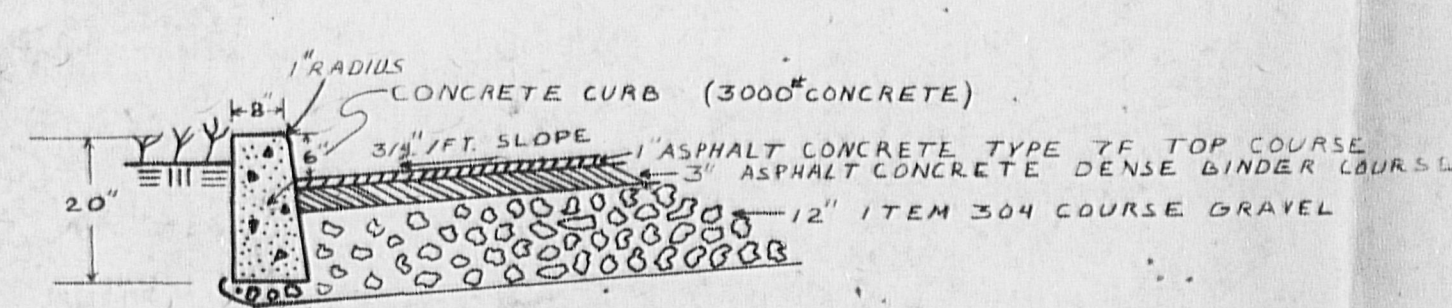


- LEGEND**
- EXISTING BUILDING
 - PROPOSED BUILDING
 - PROPOSED SIDEWALK W/ CURB
 - PROPOSED GRASSED AREAS
 - PROPOSED AREA LIGHTING
 - EXISTING UTILITY POLE W/ GUY
 - PROPOSED TREES/ SHRUBS
 - EXISTING CATCH BASIN
 - EXISTING SIGNAL BOX
 - PROPOSED FLAG POLE
 - PROPOSED BENCHES
 - PROPOSED TRAFFIC FLOW
 - EXISTING CONTOUR
 - PROPOSED ONE WAY SIGN(S) (R6-1L+R)
 - PROPOSED NO LEFT TURN SIGN(S) (R3-1P L+R)

- GENERAL NOTES**
1. BEING A PROPOSED DEVELOPMENT OF THE LANDS SHOWN ON THE TOWN OF NEW WINDSOR TAX MAPS AS SECTION 65, BLOCK 2, LOT 13.
 2. PROPERTY OWNER / DEVELOPER: FREDERICK J. KAYS, JR. 347 WINDSOR HIGHWAY NEW WINDSOR, NEW YORK 12550
 3. PROPERTY AREA: 2.878 ACRES (126,374 FT²)
 4. PROPERTY ZONE: 37% C-1 R-4
 5. PROPOSED USE: A) DEVELOPMENT OF RETAIL STORE COMPLEX B) TWO STORY OFFICE BUILDING
 6. TOPOGRAPHIC AND PLANIMETRIC INFORMATION SHOWN HEREON IS FROM FIELD SURVEY BY MCGOEY AND HAUSER DATED 23 JAN 84. EXISTING INFORMATION SHOWN HEREON IS FROM SURVEY BY DANIEL W. BROWN, L.S. DATED 11 DEC 72.
 7. ALL PROPOSED ROAD SIGNS SHALL BE IN ACCORDANCE WITH THE N.Y.S. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

ZONE	USE GROUP	MINIMUM LOT AREA (IN SQ. FT.)	MINIMUM LOT WIDTH (IN FT.)	REQUIRED FRONT YARD DEPTH (IN FT.)	REQUIRED SIDE YARD DEPTH (IN FT.)	REQUIRED REAR YARD DEPTH (IN FT.)	FLOOR AREA RATIO	MAX. BUILDING HEIGHT (IN FT.)
R-4	K-2 (ASSUMED)	15,000	100	35	15/30	40	0.25	35'
C	DD-1	40,000	200	60	30/30	30	0.5	13.3'
	USE VARIANCE REQUIRED	125,374	311	40/44 (CORNER LOT)	30/-	-	0.25	13.3' (EXISTING)
	USE VARIANCE REQUIRED	125,374	311	90	125/275	5		20'

* VARIANCE REQUIRED
PARKING REQUIRED: 25,700 (21,200) + 4,500 = 71 SPACES
PARKING PROVIDED: 101 SPACES



TYPICAL CURB SHOULDER DETAIL
NO SCALE

McGOEY and HAUSER
CONSULTING ENGINEERS
45 Quassack Ave. (Rte 9 W)
New Windsor, New York
6 East View Place
Port Jervis, New York

PLAN FOR:
NEW WINDSOR MALL
TOWN OF NEW WINDSOR
ORANGE COUNTY
NEW YORK

Revision
1
13 MAR 84
2
19 MAR 84
3
3 MAY 84

Date
Description
ADDED NEW WAREHOUSE, REVISED PARKING, REVISED OFFICE BUILDING
REVISED OFFICE SIZE AND PARKING
CHANGED RETAIL SIDE YARD TO 30'

Drawn: RLR
Checked:
Scale: 1" = 30'
Date: 25 JAN 85
Job No: D1064-83

SITE PLAN

Sheet 1 of 3